139.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	842,100 / 842,100
					USE VALUE:	842,100 / 842,100
					ASSESSED:	842,100 / 842,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
126		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HILBERT ANNE-MARIE
Owner 2:	KATSIAFICAS JEFFREY J
Owner 3:	
Street 1:	126 JASON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	YAKAVONIS MARK -
Owner 2:	-
Street 1:	7 DEAN RIDGE BOULEVARD
Twn/City:	CRANSTON
St/Prov:	RI Cntry:
Postal:	02920

NARRATIVE DESCRIPTION

This parcel contains 5,242 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1970, having primarily Wood Shingle Exterior and 1883 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5242.000	322,600		519,500	842,100
Total Card	0.120	322,600		519,500	842,100
Total Parcel	0.120	322,600		519,500	842,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.21 | /Parcel: 447.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 89479

GIS Ref

GIS Ref

Insp Date 02/12/19

!10768!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 139.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	322,600	0	5,242.	519,500	842,100	842,100	Year End Roll	12/18/2019
2019	101	FV	241,200	0	5,242.	548,400	789,600	789,600	Year End Roll	1/3/2019
2018	101	FV	241,200	0	5,242.	404,100	645,300	645,300	Year End Roll	12/20/2017
2017	101	FV	241,200	0	5,242.	386,800	628,000	628,000	Year End Roll	1/3/2017
2016	101	FV	241,200	0	5,242.	357,900	599,100	599,100	Year End	1/4/2016
2015	101	FV	231,200	0	5,242.	300,200	531,400	531,400	Year End Roll	12/11/2014
2014	101	FV	231,200	0	5,242.	293,200	524,400	524,400	Year End Roll	12/16/2013
2013	101	FV	231,200	0	5,242.	279,400	510,600	510,600		12/13/2012

PRINT

Date	Time
12/11/20	01:02:39

LAST REV

Date	Time
04/02/19	13:51:15

apro

PAT ACCT. 10768

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YAKAVONIS MARK,	55015-462		7/19/2010		464,900	No	No		
MC CARTHY THOMA	54088-358		12/31/2009	Family	1	No	No		
MC CARTHY THOMA	21708-427		1/9/1970		32,500	No	No		A

USER DEFINED

Prior Id # 1:	89479
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2012	611	Redo Bat	19,590					& REDO CLOSET
8/17/2010	1002	Manual	2,500					REPL BMT DRYWALL/R

ACTIVITY INFORMATION

Date	Result	By	Name
2/12/2019	Meas/Inspect	DGM	D Mann
11/8/2018	MEAS&NOTICE	HS	Hanne S
6/18/2012	Info Fm Prmt	BR	B Rossignol
2/13/2009	Measured	336	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	264	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5242		Sq. Ft.	Site		0	90.	1.10	10									519,534						519,500	

Total AC/HA: 0.12034 | Total SF/SM: 5242 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 519,534 | Spl Credit | Total: 519,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.9	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392912
Depreciation:	70331
Depreciated Total:	322581

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

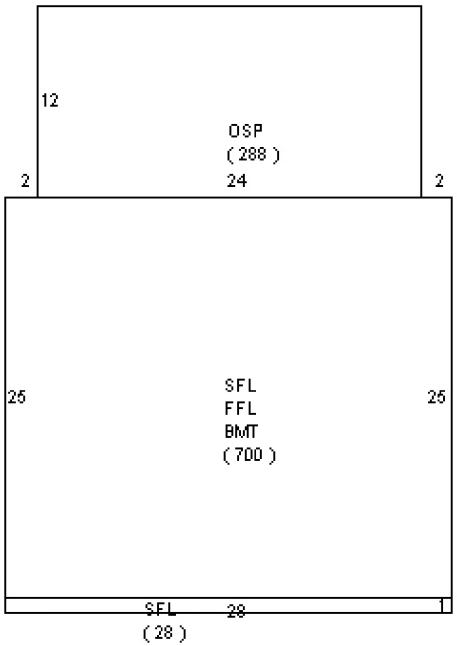
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.23
Special Features:	0	Val/Su Net:	133.53
Final Total:	322600	Val/Su SzAd	225.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	728	182.230	132,665
BMT	Basement	700	90.200	63,143
FFL	First Floor	700	182.230	127,562
OSP	Screen Porch	288	24.450	7,041

Net Sketched Area:	2,416			Total:	330,411
Size Ad	1428	Gross Are	2416	FinArea	1883

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	65	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

139.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	